

PART 3

ARCHITECTURAL AND SITE PLAN APPROVAL

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14-2-301 PURPOSE

The purposes of the architectural and site plan approval are:

- A. to determine compliance with this Ordinance;
- B. to promote the orderly and safe development of land in the City;
- C. to establish satisfaction of the recommendations of the Bountiful Comprehensive Plan relating to the visual quality of the City; and
- D. to promote the general welfare by the erection of structures or additions or alterations which are accorded proper attention to site planning, attractive appearance, and harmony with their environments.

In carrying out the purposes of this Chapter with respect to the external design of buildings, the following principles should apply:

- A. Good architectural character is based upon the suitability of a building for its purpose, upon the appropriate use of sound materials, and upon the principle of harmony and proportion in the elements of the building.
- B. Good architectural character is not, in itself, more expensive than poor architectural character and is not dependent upon the particular style of architecture selected.

14-2-302 APPROVAL REQUIRED

Architectural and site plan approval shall be required as set forth in the respective zoning districts for all of the following uses:

- A. Any industrial use.

- B. Any commercial use.
- C. Any institutional use.
- D. Any multiple-family use, including apartments and condominiums.

14-2-303 APPLICATION

Application for architectural and site plan review shall be made by the property owner or an authorized agent on a form prescribed for this purpose by the City and presented to the Planning Department. There shall be no fee required for architectural and site plan reviews.

14-2-304 ACCOMPANYING MAPS AND DRAWINGS REQUIRED

Maps and drawings shall be prepared and drawn to a standard scale large enough to show details clearly with dimensions thereof. Said maps and drawings shall be stamped by a Registered Architect or Engineer in accordance with the laws of the State of Utah. The following shall be shown on said maps and drawings as a minimum:

- A. For Preliminary Review:
 - 1. A vicinity map showing site orientation and location in relation to streets and arterial roads.
 - 2. Statement of building use, occupancy, area tabulations, parking and landscaping tabulations.
 - 3. The location of all proposed and existing structures on the subject property and within fifty (50) feet on immediately adjoining properties to show that light and air are preserved, and to show that the development will not be detrimental to the orderly and harmonious development of the City.
 - 4. Location and types of landscaping and/or fencing and screening within yards and setback areas, including proposed sprinkling and irrigation systems.
 - 5. Location of existing and proposed utilities (i.e., power, water, sewer, gas, telephone, storm drains) and other public infrastructure improvements (i.e., curb, gutter, sidewalk, streets) together with existing easements and rights-of-way.
 - 6. Design of ingress and egress to provide a functional on-site traffic flow and to prevent interference with traffic on adjacent streets.
 - 7. Off-street parking and loading facilities in compliance with the off-street parking and loading standards as set forth in Chapter 18 of this Ordinance, including provisions for pedestrians and the disabled.

8. Existing and proposed contours and spot elevations.
9. Preliminary drainage plan.
10. Preliminary building elevations and sections.
11. Architectural drawings, sketches, or perspective drawings of the exterior elevations of proposed buildings, structures, signs, including types, textures and colors of materials to be used.
12. Other pertinent building features.

B. For Final Review:

1. Detailed development of all items required for Preliminary Review.
2. Modifications required by conditions of the Planning Commission for Preliminary Approval and further optional modifications by owner/developer.
3. Landscape plan including plant materials list and details of installation prepared by a landscape architect or licensed landscape installer.

C. For Building Permit:

1. All final construction documents including detailed development of all items required for Preliminary and Final Review.
2. Documentation showing compliance with County Flood Control requirements.
3. Surface and subsurface drainage, including catch basins, piping and detention basins.
4. Landscaping and sprinkler plans and details of installation prepared by a landscape architect or licensed landscape installer.

14-2-305 REVIEW AND APPROVAL¹

The Planning Commission shall determine if the proposed architectural and site development plans submitted are consistent with this Chapter and with the purpose and objectives of this Ordinance. Upon a finding that the application meets the intent of this Chapter, the Planning Commission shall recommend to the City Council to approve, approve with conditions, or deny the architectural and site development plans as submitted. The Planning Commission recommendation shall expire

¹Amended 8/10/2004 Ordinance No. 2004-13

within six months from the time of recommendation.

The final decision by the City Council shall expire within one year of the final decision. If an entire project is not to be built simultaneously, a phasing plan must be approved at the time of final approval, and construction commenced within one year of the approved phasing dates. One extension of up to six months may be approved by the City Council.

14-2-306 CONSIDERATIONS IN REVIEW OF APPLICATIONS

The Planning Commission shall consider the following matters, and others when applicable, in their review of architectural and site development plans, and may refer the plans to one or more expert consultants if the Planning Commission deems it necessary.

- A. Considerations relating to traffic safety and traffic congestion:
 - 1. The effect of the site development on traffic conditions on abutting streets.
 - 2. The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives and walkways.
 - 3. The arrangement and adequacy of off-street parking facilities to prevent traffic congestion, and compliance with the provisions of Chapter 18 of this Ordinance.
 - 4. The location, arrangement, and dimensions of truck loading and unloading facilities.
 - 5. The circulation patterns within the boundaries of the development.
 - 6. The surfacing and lighting of off-street parking facilities.
- B. Considerations relating to signs:
 - 1. Signs that are integral to the architectural design of the buildings and are in compliance with the provisions of Chapter 19 of this Ordinance.
 - 2. Directional and/or informational signs are in compliance with the provisions of Chapter 19 this Ordinance and are in locations and of such dimensions to not cause poor visibility for traffic.
- C. Considerations relating to landscaping:
 - 1. The location, height, and materials of walls, fences, hedges, and screen plantings concealing storage areas, utility installations, or other unsightly development insure harmony with adjacent development.

2. The planting of ground cover or other surfacing is designed to prevent dust and erosion.
3. The design keeps the destruction of existing healthy trees to a minimum.

D. Considerations relating to buildings and site layout:

1. The general building silhouette and mass, including location on the site, elevations, and relation to natural plant coverage, is in appropriate and harmonious relationship to the character of the neighborhood.
2. The exterior design is appropriate and harmonious in relation to adjoining structures in height, bulk, area openings, breaks in facade facing the street (or streets), line and pitch of roofs, and arrangement of structures on the parcel.

E. Considerations relating to drainage:

1. The effect of the site development plan on the adequacy of the storm and surface water drainage facilities.

14-2-307 APPEAL OF THE PLANNING COMMISSION DECISION

Any person has the right to appeal a Planning Commission decision regarding approval or rejection of an architectural and site development plan to the City Council using the procedure in Section 14-2-505 of this Ordinance.

14-2-308 INSTALLATION OF IMPROVEMENTS²

Landscaping, sprinkling systems, walls, fences and or screening structures, walks, parking areas, and other on-site improvements shall be installed in accordance with approved final site plan prior to issuance of any occupancy permit. If the installation of any of these improvements cannot be completed due to weather or other circumstances beyond the control of the owner or developer, a Conditional Certificate of Occupancy may be issued if a Performance Security and Deferral Agreement is signed by the developer or owner which shall guarantee completion of all unfinished improvements. Such agreement shall be reviewed and approved by the City Attorney.

The Performance Security and Deferral Agreement shall consist of:

1. A signed statement by the owner or developer that such improvements will be completed by the earliest possible date to be determined by mutual agreement between the owner or developer, the Planning Director and/or City Engineer. An extension beyond this date may be granted if the owner or developer contacts the City fourteen (14) days prior to the

²Amended 1/5/94 Ordinance No. 94-17

original completion date, the Planning Director and/or City Engineer agree to such an extension, and the agreement is so amended.

2. A performance security, in favor of Bountiful City and in an amount equal to one hundred twenty-five percent (125%) of the estimated cost of installation of the unfinished improvements, is received in the form of either a security bond by a surety company duly authorized to do business in the State of Utah, or a letter of credit by a bank or savings and loan institution, or a cash deposit. The performance security shall be refunded upon inspection and acceptance of the improvements by the City of Bountiful.
3. A signed agreement by the owner or developer that the bond will be forfeited to the City in the event the improvements are not installed by the agreed date, including a statement the City will have the right to take legal action to compel the completion of such improvements.